



SIMMONS & SON



Salisbury Avenue, Slough, SL2 1AB

Price £500,000 Freehold

FOUR BEDROOM SEMI DETACHED FAMILY HOME - NO ONWARD CHAIN

Simmons & Son are proud to bring to the market this four bedroom semi detached family home, presented in good decorative order throughout and offered with no onward chain. Situated in a popular road close to Farnham Road, this desirable property is within walking distance of the local schools, amenities and transport links. The property is close to the M4, M40 & M25 providing both quick and easy access to the national motorway networks. Benefits include uPVC double glazing, modern kitchen/ diner, downstairs wc/utility room, spacious lounge, four double bedrooms including en-suite to master bedroom, modern family bathroom, 42ft long garden, outbuilding and off street parking. Viewing highly recommended.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose. Plan produced using PlanUp.

- Extended Semi Detached House
- Oven & American Fridge/Freezer to Remain
- En-suite Master Bedroom
- Off Farnham Road
- Four Double Bedrooms
- No Onward Chain
- Open Kitchen/ Diner
- Council Tax Band: C £1798.59
- Off Street Parking
- EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.